

Kensington Around Town

September 2018



Annexation Resolutions Adopted

The Mayor and Town Council adopted Annexation Resolution No. AR-01-2018 and Annexation Resolution No. AR-02-2018 at the September 10, 2018 Town Council Meeting. The Annexation will bring 40 single-family homes and three commercial properties into the corporate limits of the Town of Kensington.

Annexation Resolution No. AR-01-2018

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL AUTHORIZING THE ANNEXATION TO THE TOWN OF KENSINGTON OF APPROXIMATELY 12.585 ACRES OF LAND LOCATED ADJACENT TO THE PRESENT CORPORATE LIMITS OF THE TOWN LOCATED NORTH OF THE CENTER LINE OF PERRY AVENUE TO UNIVERSITY BOULEVARD AND CERTAIN INTERIOR AND ADJACENT RIGHTS-OF-WAY THEREIN.

Annexation Resolution No. AR-02-2018

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF KENSINGTON TO ADOPT AN ANNEXATION PLAN FOR THE ANNEXATION OF APPROXIMATELY 12.585 ACRES OF LAND BOUNDED BY PERRY AVENUE, ST PAUL STREET, AND UNIVERSITY BOULEVARD WEST AND CERTAIN INTERIOR AND ADJACENT RIGHTS-OF-WAY.

*The Annexation Resolutions will take effect on
Friday, October 26, 2018.*

Montgomery Parks is celebrating the reopening and dedication of the **Mayor Jane H. Plank Kensington Cabin** on *Sat., Oct. 20th, 2—4 pm*. Originally built in 1934, the historic structure has undergone an extensive rehabilitation and is now once again available for public use.

Join Montgomery Parks for a ribbon cutting, community bike parade, cabin tours, old-fashioned lawn games, costumed historical figures, cake and more!



CALENDAR

KVFD Open House

Sun., Oct. 7th
11:30 am—4:00 pm

Town Council Meeting

Mon., Oct. 8th, 7 pm

Traffic Committee Meeting

Thurs., Oct. 10th, 7:30 pm

Kensington Cabin Park

Grand Opening

Sat., Oct. 20th
2:00—4:00 pm

Explore Kensington Day

Sun., Oct. 21st
11:00 am—4 pm
Howard Avenue

Pumpkin Rock N' Roll

Sat., Oct. 27th, 12—4 pm
Warner Circle Park

www.tok.md.gov

MAYOR TRACEY

Town Permits

- 3516 Perry Avenue**—Addition
10414 Detrick Avenue—Utility
10123 Connecticut Avenue—
Retaining Wall
10311 Summit Avenue—Fence
10304 Montgomery Avenue—
Alteration
3919 Baltimore Street—
Addition
10608 Nash Place—Dumpster
3928 Baltimore Street—Fence
10810 Connecticut Avenue—
Interior
3811 Calvert Place—Deck
10108 Frederick Avenue—POD
10309 Freeman Place—Deck
3506 Dupont Avenue—Fence



How do you know when it has been a busy weekend in Kensington. Count the number of portable restrooms scattered about the Town. September 22nd was another busy Saturday in the life of our small Town as we welcomed hundreds (if not thousands) of people from surrounding communities to multiple events throughout the day. Streets started to close at 7 am in preparation of the 25th Annual Kensington 8K Race, the Farmers Market opened at 9 am, and the Kensington Historical Society's Summer Concert Series began at 10 am (Howard Avenue Park). Following a short lull in the afternoon, we ended the first day of Fall with Opera in the Circle at Warner Circle Park.

Many thanks to the Friends of Warner Circle Committee: Jason Gerson, Ann Lichter, Sue Gander, Katherine Wood, Jenny Gurney, John Doherty, Alizon Reggioli, and Julie Mueller and the Montgomery Parks staff. I would also like to thank John Seabreeze and Kathryn Markey and all of their faithful volunteers and runners, along with Joe Natali, Shirley Watson, and Matt Hoffman of the Town staff.

In partnership with our business community, the Town will launch our 'I Found it in Kensington' advertising campaign on October 22nd. The campaign has several components, including an increased social media presence; placing ads on RideOn buses; and a banner at the intersection of Connecticut and Howard Avenues. We have a wonderful business community with many shopping and dining opportunities, but to keep our businesses in business, we need to make our Town a destination by inviting more shoppers to come and *Explore Kensington*.

MAYOR

Tracey Furman

Mayor.Tracey@tok.md.gov

COUNCIL

Darin Bartram

(Mayor Pro-Tem)

Conor Crimmins

Bridget Hill-Zayat

Duane Rollins

Mayor.Council@tok.md.gov

TOWN STAFF & CREW

Sanford W. Daily, Town Manager

SWDaily@tok.md.gov

Matt Hoffman, Asst. Town Manager

MJHoffman@tok.md.gov

Susan Engels, Clerk—Treasurer

Susan.Engels@tok.md.gov

Shirley Watson, Facility Manager/Events

Shirley.Watson@tok.md.gov

Jim Snow and Tom D'Albora, Code Enforcement

Code@tok.md.gov

Jason Swain, Joe Natali, and Pablo Oliva, Public Works

Jamie Simms, Facility Maintenance

TOWN MINUTES

Town Council Summary from the June 18, 2018 Town Council Meeting

- Approved the Town Meeting Minutes from May 14, 2018.
- Presented a Mayoral Proclamation to Joe Ralston for his heroic act on June 6, 2018.
- Presented a Mayoral Proclamation to Sean McMullen for his ten years of service on the Kensington Town Council.
- Introduced **Annexation Resolution No. AR-01-2018** – Authorizing the Annexation to the Town of Kensington of approximately 12.585 acres of land located adjacent to the present corporate limits of the Town located north of the center line of Perry Avenue to University Boulevard and certain interior and adjacent rights-of-ways therein. *The Public Hearing will be held on August 13, 2018, 7:00 pm.*
- Introduced **Annexation Resolution No. AR-02-2018** – Adopt an Annexation Plan for the Annexation of approximately 12.585 acres of land bounded by Perry Avenue, St. Paul Street, and University Boulevard West and certain interior and adjacent rights-of-way. *The Public Hearing will be held on August 13, 2018, 7:00 pm.*
- Adopted **Resolution No. R-11-2018** – A Resolution of the Town Council authorizing the Town Manager to extend an existing contract with NZI Construction, Inc., for the resurfacing of certain Town Streets.
- Adopted **Resolution No. R-12-2018** – A Resolution of the Town Council authorizing the Town Manager to extend an existing contract with Maier Warner Public Relations, LLC, to serve as the Marketing and Public Relations representatives for the Town.

Town Council Summary from the July 9, 2018 Town Council Meeting

- Approved the Town Meeting Minutes from June 18, 2018.
- Acknowledged the re-appointment of Jeff Capron, Leslie Olson, and Kerry Thompson to the Audit Committee.
- Introduced **Amended Annexation Resolution No. AR-01-2018** - Authorizing the Annexation to the Town of Kensington of approximately 12.585 acres of land located adjacent to the present corporate limits of the Town located north of the center line of Perry Avenue to University Boulevard and certain interior and adjacent rights-of-ways therein. *The Public Hearing will be held on August 13, 2018, 7:00 pm.*

Town Council Summary from the July 9, 2018 Town Organizational Meeting

- Council Members Hill-Zayat and Rollins were sworn in prior to the Organizational Meeting.
- The Mayor and Council discussed areas of interests and were assigned to the following Committees:
 - **Auditing Committee** - Crimmins and Hill-Zayat
 - **Board of Elections** - Hill-Zayat
 - **Ethics Commission** - Bartram
 - **Greenscape Committee** - Furman and Rollins
 - **Development Review Board** - Bartram and Crimmins
 - **Historic Preservation** - Crimmins and Hill-Zayat
 - **Traffic Committee** - Bartram and Rollins
 - **Ad Hoc Charter & Code Review** - Furman, Hill-Zayat, and Rollins

TOWN MINUTES

- **Ad Hoc Grant Program** - Crimmins and Hill-Zayat
- **Ad Hoc 125th Birthday Celebration** - Furman, Hill-Zayat, and Rollins
- Council Member Bartram will serve as Mayor Pro-Tem.

- Adopted **Resolution No. R-14-2018** – A Resolution of the Mayor and Town Council authorizing the termination of the Town of Kensington’s Defined Benefit Plan, as of August 31, 2018, and authorizing those employees to participate in the Deferred Contribution and Money Purchase Plans.

Town Council Summary for the August 13, 2018 Town Council Meeting

- Approved the Organizational and Town Meeting Minutes from July 9, 2018.
- Held a Courtesy Review of the proposed Senior Living (62+) development project at 3906 and 3910 Knowles Avenue.
- Held a Public Hearing on **Annexation Resolution No. AR-01-2018** – Authorizing the Annexation to the Town of Kensington of approximately 12.585 acres of land located adjacent to the present corporate limits of the Town located north of the center line of Perry Avenue to University Boulevard and certain interior and adjacent rights-of-ways therein. *The Public Record will remain open until 4:00 pm on Friday, September 7, 2018.*
- Held a Public Hearing on **Annexation Resolution No. AR-02-2018** – Adopting an Annexation Plan for the Annexation of approximately 12.585 acres of land bounded by Perry Avenue, St. Paul Street, and University Boulevard West and certain interior and adjacent rights-of-way. *The Public Record will remain open until 4:00 pm on Friday, September 7, 2018.*
- Adopted **Resolution No. R-13-2018** – A Resolution of the Town Council confirming the Mayor’s appointment of Michael Henehan to replace the remaining term of Chris Bruch to the Development Review Board.

August 13, 2018—Mayor Furman; Council Members Bartram, Crimmins, Hill-Zayat, and Rollins; Town Manager Daily; Assistant Town Manager Hoffman; and Clerk-Treasurer Engels were present. The Pledge of Allegiance was recited and a moment of silence was observed.

3906 and 3910 Knowles Avenue Courtesy Review
A Courtesy Review was held for the proposed Knowles Manor Housing development project at 3906 and 3910 Knowles Avenue.

Mayor Furman stated that the County Planning Department’s hearing for the proposed project has been postponed; however, the Town would proceed with the Courtesy Review.

TJ Monahan, Chair of the Development Review Board (DRB), stated that the Committee does have some concerns with the project, including building height; egress and ingress from Knowles Avenue; parking requirements; elevation materials; and the proposed lay-by-lane.

Council Member Crimmins stated that he has significant concerns over the proposed height of the building, traffic patterns for egress and ingress, and the already failing intersection of Connecticut Avenue and Knowles Avenue.

Bruce Levin, MAC Realty Advisers, along with his development team, stated that the project is still within the sketch plan phase, but currently proposes 123 one and two

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Bedroom apartments with an age restriction of 62+, along with 52 parking spaces and 10 motorized scooter spaces. Mr. Levin explained that the project is designed towards a targeted audience that will most likely not require a vehicle.

With respect to Council Member Crimmins and Mr. Monahan's concerns, the development team addressed the allowable heights, as indicated within the 2012 Kensington Sector Plan, and noted that although tract TC-4 indicated that this block should grade down from 75 feet at the intersection with Connecticut Avenue to 45 feet at the intersection of Detrick Avenue, they believe that there are options within the Sector Plan to build a 64 foot building. The development team also addressed the parking concerns by explaining their analysis within the presented traffic study, which evaluated neighborhood street parking, vendor traffic, and peak hour traffic from residents.

Council Member Crimmins questioned the angle of the apron to make a right turn into the property.

Council Member Rollins asked if emergency vehicles and apparatus were taken into account when designing the building.

Mr. Levin stated that the lay-by-lane, along with the driveway, if necessary, could be accessed by emergency vehicles; he will discuss the angle of the apron with the development team.

Council Member Hill-Zayat questioned parking on residential streets and circulation through neighborhoods within the traffic study.

Public Comment

Public comment was received with regards to the project and included the following: (1) concerns with the proposed number of residential and visitor parking spaces; (2) the height of the building compared to what is outlined within the 2012 Kensington Sector Plan; (3) concerns over access to public transportation for senior residents; (4) concern over traffic congestion, including the possible use of neighboring streets for both circulation of egress/ingress and parking; (5) and how the property will restrict vehicles from attempting to turn left (west) along Knowles Avenue (MD 547).

Troy Leftwich, Montgomery Planning Department, informed the Council that the State Highway Administration has sent a letter accepting what the applicant has proposed.

Mr. Levin thanked the Mayor, Town Council, and community for the feedback and will take their comments into consideration and provide an update at a future meeting.

Ordinances, Resolutions, Regulations

Annexation Resolution No. AR-01-2018 – A Public Hearing was held on Annexation Resolution No. AR-01-2018 authorizing the annexation to the Town of Kensington approximately 12.585 acres of land located adjacent to the present corporate limits of the Town located north of the center line of Perry Avenue to University Boulevard and certain interior and adjacent rights-of-way therein. See Council Actions.

Annexation Resolution No. AR-02-2018 – A Public Hearing was held on Annexation Resolution No. AR-02-2018 adopting an Annexation Plan for the annexation of approximately 12.585 acres of land bounded by Perry Avenue, St. Paul Street, and University Boulevard West and certain interior and adjacent rights-of-way. See Council Actions.

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Town Manager Daily stated that the Town received a signed petition from over fifty (50) percent of property owners, meeting State law requirements, within the proposed annexation area requesting the action. A legal advertisement was placed within the Montgomery Sentinel acknowledging the Public Hearing, in accordance with Town and State law.

Steven Henne spoke against the annexation and stated he does not see the associated benefits to justify an increase in property taxes. Mr. Henne also requested the availability of the petition and registered voter list.

Tina Sherman thanked the Town for their consideration and spoke in support of the annexation, as many of the residents are already active within the Town.

Bettina Charlton spoke against the annexation and stated that half of the residents on her street were not notified; Ms. Charlton suggested a referendum, questioned whether Decatur Avenue could be removed from the Annexation Plan and if her property could be grandfathered to allow the existing side yard setbacks to exist.

Jordan Robertson thanked the Town and spoke in support of the annexation and believed it would help provide cohesiveness to the area north of Perry Avenue.

Jessica Ryckman spoke in support of the annexation and noted that a significant effort was made by the Annexation Committee to talk with every property owner, and literature was left with those properties that they could not reach.

Phong Banh spoke in support of the annexation.

Town Manager Daily recommended that the Public Record remain open until 4:00 pm on Friday, September 07, 2018. Mr. Daily also noted that written testimony may be submitted to Mayor.Council@tok.md.gov during this time, and that the Annexation Resolutions will be presented for adoption at the September 10, 2018 Council Meeting. Questions regarding the possibility of grandfathering in certain setbacks may be directed to Mr. Daily at SWDaily@tok.md.gov, or by calling the Town Office: 301-949-2424 by 4:00 pm on Friday, September 7, 2018.

Resolution No. R-13-2018 – A Resolution confirming the Mayor’s appointment of Michael Henehan to replace the remaining term of Chris Bruch to the Development Review Board (DRB) was presented. See Council Actions.

Resolution No. R-14-2018 – A Resolution authorizing the termination of the Town of Kensington’s Defined Benefit Plan, as of August 31, 2018, and authorizing those employees to participate in the Deferred Contribution and Money Purchase Plan was presented. See Council Actions.

Town Manager Daily stated that a soft freeze of the Defined Benefit Plan was instituted in 2010, and the Deferred Contribution and Money Purchase Plan was created for new hires. Mr. Daily noted that approximately \$860,000 is needed to close the Defined Benefit Plan, which has three current employees, one spouse of a deceased employee, and one former employee within the Plan. Once the Plan is closed, current employees will be authorized to join the Deferred Contribution and Money Purchase Plan and immediately vested.

From the Mayor and Town Council

The Organizational and Town Meeting Minutes were reviewed. The Organization Minutes were corrected to indicate that Council

TOWN MINUTES

Member Rollins was to serve on the ad hoc 125th Birthday Celebration Committee and not Council Member Crimmins. See Council Actions.

Public Appearances

Jack Gaffey informed Residents that tonight is the peak of the Perseid Meteor Shower.

Leslie Milano, candidate within the District 18 Democratic primary, thanked the Town and Residents of Kensington for their support.

Council Actions

Council Member Bartram moved to leave the public record open until 4 p.m. on September 7th on Annexation Resolution No. AR-01-2018. The motion passed unanimously.

Council Member Bartram moved to leave the public record open until 4 p.m. on September 7th on Annexation Resolution No. AR-02-2018. The motion passed unanimously.

Council Member Bartram moved to approve the Town Organizational Minutes from July 9, 2018, as amended to correct that Council Member Rollins will serve on the ad hoc 125th Birthday Celebration Committee not Council Member Crimmins. The motion passed unanimously.

Council Member Bartram moved to approve Town Meeting Minutes from July 9, 2018. The motion passed unanimously.

Council Member Bartram moved to adopt Resolution No. R-13-2018 to confirm the Mayor's appointment of Michael Henehan to replace the remaining term of Chris Bruch on the Development Review Board. The motion passed unanimously.

Council Member Bartram moved to adopt Resolution No. R-14-2018 authorizing the termination of the Town of Kensington's Defined Benefit Plan, as of August 31, 2018, and authorizing those employees to participate in the Deferred Contribution and Money Purchase Plan. The motion passed unanimously.

Council Member Hill-Zayat moved to adjourn the Town Meeting at 9:23 pm. The motion passed unanimously.

ARCHIVED MINUTES . . .

Complete Minutes, along with an audio recording from past meetings are available on the Town's website at the following link:

<https://tok.md.gov/town-government/council-minutes-recordings/>

THE TOWN OF KENSINGTON PRESENTS

#IFoundItInKensington



Explore
KENSINGTON
Day

SUNDAY, OCTOBER 21
11:00 AM - 4:00 PM

**FOOD, LIVE MUSIC, ANTIQUES, ARTISANS, LOCAL AUTHORS,
CLASSIC CARS, KIDS ACTIVITIES AND MORE FAMILY FUN!**

Explore Kensington with a fun-filled festival celebrating the very best we have to offer, including a craft fair, car show, book festival, local business showcase and more. Then, savor the "Taste of Kensington" with diverse and delectable cuisine offered by Kensington's local restaurant scene.

Explore historic Kensington with a self-guided walking tour, presented by the Kensington Historical Society.
See it now at **KensingtonHistory.org**.

LOCATED ALONG **HOWARD & ARMORY AVENUES** IN DOWNTOWN KENSINGTON

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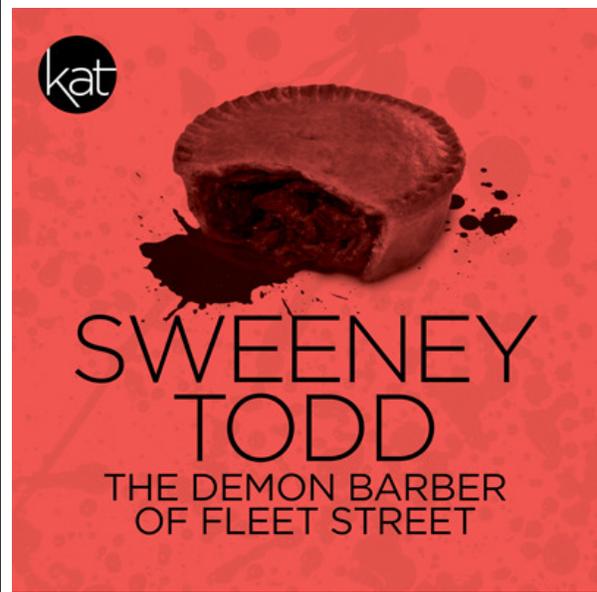
3702 Perry Avenue/Offices Available



Two furnished offices available month-to-month in quiet building in central Kensington. Friendly environment; shared conference room, reception area & kitchen; high speed internet; some parking available. Larger office has fireplace @ \$550/month. Smaller office @ \$500/month.

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CustomerService@RICOA.US



Sweeney Todd, an unjustly exiled barber, returns to nineteenth century London, seeking vengeance against the lecherous judge who framed him and ravaged his young wife. The road to revenge leads Todd to Mrs. Lovett, a resourceful proprietress of a failing pie shop, above which, he opens a new barber practice. Mrs. Lovett's luck sharply shifts when Todd's thirst for blood inspires the a new ingredient into her meat pies that has the people of London lining up... and the carnage has only just begun!

PERFORMANCE DATES

October: 26, 27

November: 2, 3, 4, 9, 10, 11, 16, 17

Fri. & Sat. 8:15 pm | Sun. 2:00 pm

TICKETS

Adults \$27 | Seniors/Students \$22 |
Children/Kensington Residents \$19

www.katonline.org

KENSINGTON



FARMERS' MARKET

OPEN YEAR ROUND

Every Sat 9am-1pm

Howard Ave

Train Station

Kensington, MD



ExploreKensington.com - Sign up for news and events

**Kensington
Around Town
September 2018**

3710 Mitchell Street Kensington, MD 20895
Office: 301.949.2424 www.tok.md.gov



To: